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July 15, 2015

Mr. Nathaniel Strosberg, Town Planner  
101 Main Street  
Town of Ashland  
Ashland, MA 01721

RE: 190 Pleasant Street  
Ground Mounted Solar Array in PIOD

Dear Mr. Strosberg:

GCG Associates, Inc. has reviewed the following information for the Ground Mounted Solar Array in PIOD located at 190 Pleasant Street in Ashland, MA.

Documents: Application for Approval of Site Plan Review, Prepared by: Waterman Design Associates, Inc., Dated July 6, 2015, Applicant: SolarFlair Energy, Inc.

Plan References: "190 Pleasant Street, Ashland, Massachusetts, (Middlesex County)," Prepared by: Waterman Design Associates, Inc., Dated: 6/29/15. Sheet index as follows:  
C1.00 Existing Conditions Plan  
C2.00 Proposed Site Plan

The subject purpose for this Planning Board Application is a Site Plan Review as required by Ashland Zoning under Chapter 282-9.4. The application and plans are prepared and submitted by Waterman Design Associates, Inc. on behalf of SolarFlair Energy, Inc.

The applicant, SolarFlair Energy, Inc., seeks to install ground mounted solar array 'carports' and associated utility infrastructure at their office site located at 190 Pleasant Street (Tax Map 13/ Lot 105/106) in Ashland, MA. These lots are owned by 190 Pleasant Street LLC and are leased to Solarflair Energy. The subject property is located on the south side of Pleasant Street in the Industrial Zone (I) and is subject to two overlay districts: the Photovoltaic Installations Overlay District (PIOD) and the Ashland Downtown District – A (ADD-A). The north side of the lot has frontage on Pleasant Street with zoning designated as Residential B-RB on the north side of the street. The southerly lot line is bounded by the Boston/ Albany Railroad and the east and west by other industrial properties. A small wetland system exists at the south east corner of the site.

Based upon our review of the above information, we offer the following comments with respect to compliance with Town of Ashland Zoning Bylaws. The numerical section of the regulations is referenced at the beginning of each comment unless it is a general comment.

## **GENERAL APPLICATION/ PLAN COMMENTS**

1. Application item #5, Request for Waivers should circle 'yes.' Written waiver request is attached for relief from Zoning Ch. 282 Sections 8.3.6.2 (f) and 8.3.11.3 with respect to a financial surety for decommissioning of solar panels/ system.
2. An existing overhead electrical wire is shown on the Proposed Site Plan, Sheet C2.00, to be connected from a utility pole located along the easterly fence line to the easterly side of the existing one story building. Where the height of the proposed carports in this location would be twenty-five (25') the plans should identify if there is any conflict, proposed reconfigurations of existing electrical supply or if the existing electrical line requires support during erection of the proposed solar panel system.

## **CHAPTER 282 – ZONING**

Note: Zoning is reviewed with respect to sections 6.4, 8.3 and 9.4.

- 282-8.3.6.2 (a) vi Plans shall include name, address, and contact info for the installer.
- 282-8.3.7 1.a. Front setback line is shown at 10'. Across Pleasant Street is a Residential Zone so front setback should be shown as 50'. This requirement should be verified with the code enforcement officer.
- 282-8.3.8 1 No proposed lighting is currently shown on plan. If lighting is proposed as part of this system for cars parked under carports or for maintenance purposes, this shall be shown or specified on plans.
- 282-8.3.10 1 An Operation & Maintenance Plan is submitted with the Application. Per this section the facility monitoring and maintenance shall include painting, structural repairs and integration of security measures. The party responsible for the cost of maintaining the system shall be specifically stated.

If you have any questions regarding this matter, please contact our office.

Respectfully Submitted,  
GCG Associates

*Michael J. Carter*

Michael J. Carter, P.E.  
Project Manager

**190 Pleasant Street**  
Ashland, MA  
GCG Job#1551